



City of Granite City

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Plan Commission Minutes October 6, 2011

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 6, 2011, at 7:00PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination for the Petition at their next regularly scheduled meeting on October 18, 2011.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Sandy Crites, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Peggy Cunningham and Jim Smith. Excused absences: Shirley Howard and Mary Jo Akeman. Also present were: Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt.

AGENDA / MINUTES

A Motion to approve the Minutes from the previous meeting (September 1, 2011) and the Agenda for this evening was made by Jack Taylor and seconded by Peggy Cunningham. Voice vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT

No report.

Prior to introducing the first Petition, the Zoning Administrator, Steve Willaredt, distributed color photos of the location for the proposed cleaning business as well as photos of Speedy's New & Used Tires (Attachments A & B available upon request).

PETITION Aztek Cleaning Systems Monica Lemp

Monica Lemp introduced herself and stated her home address is 2316 Grand Avenue, Granite City, Illinois. She stated her purpose is to present a proposal to move her business from offices at the Tri City Port Authority to 2301 State Street (formerly Res-pi-link).

Discussion followed. The Petitioner stated the building will be occupied by herself and her husband. She has approximately 20 employees, but they will not come to the office. Management is executed via telephone and payroll is performed by direct deposit, therefore, employees would have no need to come to the office.

The building will be used for general office work and storage of cleaning supplies, i.e. brooms dust mops, buckets and cleaning solutions (over the counter supplies, nothing hazardous). Mrs. Lemp stated she purchases supplies from super centers such as Sam's Club and Costco. Other general deliveries would be transported by mail or United Parcel trucks.

Discussion followed and the following checklist was completed by the Commission:

- a). Hours of Operation: Mon. thru Fri. 8:00AM - 6:00 PM. Sat. 10:00AM – 2:00PM
- b). Days of Operation: see above
- c). Signage limited to: Flush Mounted, as permitted by Ordinance and approved by the Administrator.
- d). Screening Required: No
- e). Additional Parking required: Not necessary
- f). Any additional exterior lighting permitted: No .
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed, or the business has become a nuisance? Yes
- k). Additional Requirements:
 - (1). Dumpster not required.
 - (2). Boarded window in front of building to be replaced with glass.
 - (3). Awning brace to be removed or awning cover replaced within 90 days.

Mrs. Lemp stated, upon final approval by the City Council on October 18th, she will close on the property the 19th. She was informed by the supplier, the order for replacement for the front window and shipping will take 15 days. Commission member Jim Smith questioned Mr. Willaredt about the bars on the back door and if that is a dangerous or safety issue. The Zoning Administrator replied there will not be enough people in the building to warrant a second egress. No further discussion.

The Chair called for anyone in the audience either for, or against, the Petition. No one present voiced an opinion either for or against the petition.

MOTION by Mark Davis and seconded by Frank Greathouse to approve the request for a non-conforming special use permit and allow Aztek Cleaning Systems to operate a business at 2301 State Street in a district zoned R-3 with the above named restrictions and requirements (Items a thru k). Roll Call vote. All ayes. Motion carried by unanimous consent.

REVIEW **Speedy's New & Used Tires**
 2309 Nameoki Road
 Alexis Arosemena, owner

Mr. Arosemena, owner of Speedy's was introduced. The Zoning Administrator expressed concern, contending there are many issues and requirements reflected in the Minutes and Advisory Report dated January 8, 2009 (Attachment C, available upon request), that are not adhered to. He has received complaints not only from Commission members but also the general public. Mr. Arosemena was reminded that the Zoning Classification for this district is R-3 which is single family residential. The permit to maintain a business in this district was granted to Jonathan Greer. Since 2009, the ownership has changed and you are now the third party.

The violations include:

- a). Property Maintenance and numerous used tires lying about the property.
- b). Derelict vehicles, parts, trailers, boats and a construction dump truck on property.
- c). Open on Sundays. Not permitted.
- d). Not in compliance with city Ordinance. Signage includes plastic bags over tires and one sign flapping about in the wind on a State of Illinois right-of-way.
- e). No screening around dumpster.
- f). No enclosure for used exposed tires.
- g). The Special Use Permit expired with change in ownership.
- h). The stated intent of business was to sell new & used tires. Vehicle service, auto and boat repairs are not permitted uses.
- i). No mosquito control for exposed tires.
- k). The business has become a nuisance.

MOTION by Sandy Crites and seconded by Don Luddeke for the owner of Speedy's New & Used Tires, Alexis Arosemena, to complete a application for a Petition to the Plan Commission, within 30 days, requesting a Non-conforming Special Use Permit to allow a business in a district zoned R-3. Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

Motion to adjourn by Jack Taylor and seconded by Peggy Cunningham. All ayes. Motion carried.

Respectfully submitted,

Barbara Hawkins

Secretary, Planning & Zoning

PLAN COMMISSION ADVISORY REPORT

Hearing Date: October 6, 2011

PETITIONER: Monica Lemp
2301 State Street

MOTION by Mark Davis and seconded by Frank Greathouse to approve the request for a non-conforming special use request and allow a Cleaning Systems business in a District Zoned R-3 with the following restrictions:

- a). Hours of Operation: Mon. thru Fri. 8:00AM - 9:00 PM. Sat. 10:00AM – 2:00PM
- b). Days of Operation: see above
- c). Signage limited to: Flush Mounted, as permitted by Ordinance and approved by the Administrator.
- d). Screening Required: No
- e). Additional Parking required: Not necessary
- f). Any additional exterior lighting permitted: No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed, or the business has become a nuisance? Yes
- k). Additional Requirements:
 - (1). Dumpster not required.
 - (2). Boarded window in front of building to be replaced
 - (3). Awning brace to be removed or awning cover replaced within 90 days.

Roll Call Vote

John Janek	Yes	Don Luddeke	Yes
Sandy Crites	Yes	Frank Greathouse	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes

Motion Carried.

REVIEW Speedy's New & Used Tires / 2309 Nameoki Road
For failure to adhere to Petition provisions granted
by the Plan Commission on January 8, 2009 and
passed by the City Council.

MOTION by Sandy Crites and seconded by Don Luddeke for the present owner of Speedy's New & Used Tires to complete an application for a Petition to the Plan Commission, within 30 days, requesting a non-conforming Special Use Permit to operate a business in a district Zoned R-3.

Roll Call Vote

John Janek	Yes	Don Luddeke	Yes
Sandy Crites	Yes	Frank Greathouse	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes

Motion Carried.